

## **Marlow Planning Board -- June 11, 2013**

### **Unapproved minutes of the meeting**

Present: Joe Feuer (Chairman), Bob Allen, Lyle Handy, Sr., Bonnie Hazelton and Tom Willey

The meeting was called to order at 7:10 p.m. The minutes from May 14, 2013, were read and approved as corrected, changing "a representative at the LGC" to "an attorney at the LGC."

#### Communications Directed to the Board:

- None

#### Reports from Committees/Officials

- Tom Willey asked to clarify some questions he had about a specific warrant article and the source of tables to be placed in the Marlow Master Plan. Other members of the Planning Board were able to direct him to the source he needed.

#### Unfinished Business

- Tracy Messer, representing Marlow Ventures, LLC, was present to discuss the latest request in regard to the property on Route 10 -- Tax Map 202, Lot 32. The property owners are requesting 2 variances in regard to the proposed subdivision of that land (into 3 lots). The Marlow Planning Board reviewed the maps with Mr. Messer and advised him that he would need to present his case to the Marlow Zoning Board of Adjustment. The 2 variances are as follows:
  1. A variance is requested from Article IV, Section 410 to permit two 1-acre lots (32.1 and 32.3). The balance/third lot (32.2) would be approximately 3-acres. This property is located within the R-2 district. Currently this district is zoned for new lots of 2-acre minimum.
  2. A variance is requested from Article IV, Section 410 to permit subdivision of the post office property (32.3) into a separate lot that would contain less than the required amount of road frontage which is currently 175 feet.

Bob Allen agreed to contact members of the Marlow Zoning Board of Adjustment to schedule a public hearing. Mr. Messer had an old list of the abutting property owners, which he gave to Mr. Allen. Once the current owners' addresses are confirmed, Ms. Hazelton agreed to send out letters, post notices in town, and send notice to the Keene Sentinel -- all within the necessary time frames required by law.

#### New Business

- None

The meeting was adjourned at 8:55 p.m.

The next Planning Board Meeting is scheduled for:

**Tuesday, July 9, 2013 at 7:00 p.m.**

Within a few days of the Planning Board meeting, the ZBA Hearing was scheduled for Tuesday, **June 25, 2013 at 7:00 p.m.**